



General Site Notes

- 1. All dimensions are to face of curb or sidewalk, unless noted otherwise.
- 2. Contractor shall be responsible for all staking.
- 3. All traffic signage and pavement markings shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).
- Gross site area: 1.18 acres, more or less Net site area (less street ROW): 1.18 acres, more or less Construction area: 1.18 acres, more or less
- 5. Parking requirement based upon floor area of Business/Professional Office 4,127 SF, 1 space per 250 SF) = 17 spaces required. 20 spaces provided. 1 accessible space required (1 van accessible), 2 provided (2 van accessible) No off-street loading space required.
- 6. Dumpster location shown on site plan.
- 7. Basis of Bearings: Final Plat of Southern Hills Business Park Addition, Plat Record 2003

Basis of Elevations: A local benchmark (GPS #3) shown on the Final Plat of Southern Hills Business Park Addition, datum unknown. The survey did not yield to the published elevation on Rogers GPS Monument #9.

Onsite benchmark is a set MAG nail in the street near the Northwest Corner of Lot 5, 1292.77'.

Grading Notes

- 1. This property is not subject to a Special Flood Hazard Area, per FEMA Flood Insurance Rate Map (FIRM) panel 05007C0270K, effective June 5, 2012.
- 2. Benchmark data referred to herein is for informational purposes only. Contractor shall verify project benchmark prior to site construction and inform the engineer of any deviation immediately.
- 3. Remove topsoil from all areas of proposed construction and compact the top 12 inches of the existing subgrade to 95 percent of maximum density as determined by ASTM D-698 (Standard Proctor).
- 4. Compact all fill material to 95 percent of maximum density as determined by ASTM D698, in lifts not exceeding 8 inches thickness of loosely placed soil.
- 5. Compact Class 7 aggregate base to 98 percent of the maximum density as determined by ASTM D1557 (Modified Proctor) in lifts not exceeding 8 inches thickness of loosely placed material.
- 6. All unsurfaced areas shall be covered with a minimum of four inches of topsoil (as compacted by a standard lawn roller), and shall be seeded, mulched, watered, and maintained by the Contractor until a healthy stand of grass is obtained, covering a minimum of 80 percent of the disturbed area.
- 7. Grass seed shall consist of U-3 Bermuda (50% unhulled), free of weeds and inert
- 8. All areas outside the limits of paving and grading as shown shall remain undisturbed.



General Utility Notes

- 1. All utility installation shall conform to the requirements of the appropriate utility company. The Contractor shall follow all applicable federal, state, and local regulations, including OSHA trench safety regulations as specified in 29CFR1926, Subpart P.
- 2. Construction of any water line, sewer line, or appurtenances shall conform to the requirements of Rogers Water Utilities, including any and all published Standard Specifications, as amended. RWU standard details are incorporated herein by reference.
- 3. Where grade changes near existing manholes, Contractor shall adjust the lid height to the new elevation.

Erosion Control Notes

- 1. It is the Contractor's responsibility to comply with local, state, and federal regulations regarding erosion control. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THE REQUIREMENTS OF THE OWNER'S STORM WATER POLLUTION PREVENTION PLAN AND THE PERMIT.
- 2. The Contractor shall be solely responsible for erecting, maintaining, and repairing all erosion control devices until the site is stabilized, and for removing these devices when stabilization is complete. The Contractor alone shall be liable for all penalties, fines, or other consequences of his failure to maintain erosion control.
- 3. Erosion control devices must remain in place until the upslope area has been permanently stabilized.
- 4. Permanent improvements such as streets, storm sewers, curb and gutter, and other features for control of runoff shall be scheduled coincidentally to removal of vegetative cover from the area, so that large areas are not left exposed which would overwhelm the capacity of temporary erosion control measures.
- 5. The Contractor shall incorporate temporary erosion control features before stripping the site, and shall incorporate permanent erosion control measures (e.g.: pavement) at the earliest practical time.
- 6. Contractor shall spray water on the site as needed to prevent airborne dust from leaving
- 7. Concrete truck washout shall be limited to the designated on-site area.

All of Lot 5 of Southern Hills Business Park Addition in Rogers, Benton

LEGEND EXISTING TREE (DECIDUOUS) Found 5/8" rebar Set 5/8" Rebar EXISTING TREE (EVERGREEN) Found Pipe Storm Manhol YARD HYDRANT Sanitary Manho **▼** WATER VALVE Telephone Ped TAPPING SLEEVE/SADDLE Electric Box PROPOSED WATER METER Light Pole = Parking Striping WATER LINE (SEE PLAN FOR SIZE) ACCESSIBLE PARKING SYMBO ▼ ACCESSIBLE PARKING SIGN ---1337--- Existing contour Utility Easement ACCESS AISLE PROPOSED CONTOUR RAMP TACTILE WARNING → WHEEL STOP PARKING COUNT **™** G 1339.07 **SPOT ELEVATION** PROPOSED STREET LIGHT

General Notes

- 1. The Contractor shall be responsible for payment of all construction and permit fees.
- 2. The Contractor shall take all precautions necessary to avoid damage to adjacent properties.
- 3. The Contractor shall be responsible for the protection of survey monuments. When removal of a survey monument is necessary, the Contractor shall inform the Owner in writing seven days prior to commencement of any construction activity which would disturb the monument.
- 4. The Contractor shall be responsible for removal and lawful disposal of all construction debris, including excess soil, rock and other debris or trash created by the construction process.
- 5. The location of all existing underground utilities shown is approximate and based upon the best available information. No responsibility for the accuracy of such information is assumed by the Engineer or the Owner. The Contractor shall field determine the exact location and depth of utilities prior to construction. Prior to beginning any type of excavation, the Contractor shall contact the various utility companies and make arrangements for the location of the utility on the ground. It shall be the responsibility of the Contractor to maintain the utility location markings until they are no longer needed.
- 6. The Contractor shall coordinate closely with the respective utility companies when connecting to existing facilities.
- 7. In accordance with generally accepted construction practices, the Contractor shall be solely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and shall not be limited to working hours.
- 8. The duty of the Engineer or Owner to conduct review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in, on, or near the construction site.
- 9. The Contractor shall coordinate the submission of all submittals to the Owner for materials review and approval.
- 10. The Contractor shall notify the Owner and the City a minimum of 48 hours prior to conducting field tests. The Contractor shall also be responsible for notifying and arranging for inspections by state and local governments and utility companies having jurisdiction.
- 11. The Contractor shall maintain, at the job site, a record copy of construction drawings and specifications on which all field changes are to be shown. These record documents are to be made available to the Owner and Engineer during construction and shall be delivered to the Owner upon completion of the project.
- 12. The Contractor shall notify the Owner immediately upon discovery of any discrepancies in the plan, or any variation of field conditions from those shown.
- 13. The Contractor shall possess a valid Arkansas Contractor's license.

Developer:

Northwest Arkansas Women's Resources, Inc. d/b/a Loving Choices Pregnancy Center 801 South 7th Street Rogers, AR 72756 (479) 631-6677 Caroline Rhoads, Executive Director

Engineer:

Plymouth Engineering, PLLC 5714 Walden Street Lowell, Arkansas 72745 (479) 595-5934 David A. Gilbert, P.E.

Surveyor:

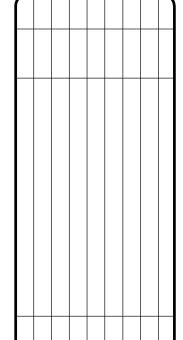
Ramsey Surveying, Inc. 1729 West Poplar Street Rogers, AR. 72758 (479) 631-6663 Jim Ramsey, PS

Architect:

Stockton Rogers Architecture, LLC 1792 East Joyce Boulevard, Suite 4 Fayetteville, AR 72703 (479) 366-2196 Joseph S. Rogers, AIA

General Notes (Continued)

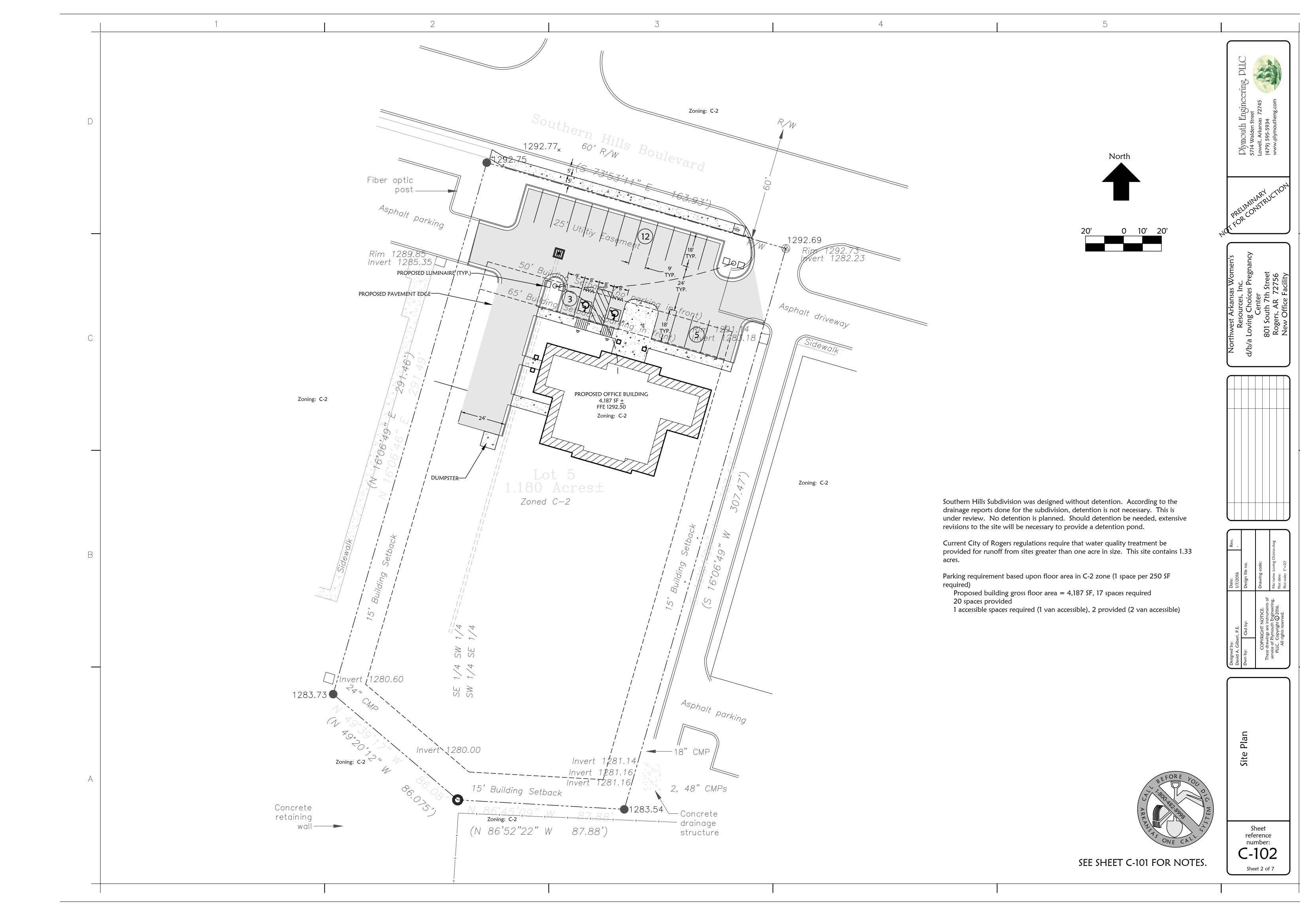
- 14. Unless noted otherwise on the Drawings, all concrete shall have a minimum 28-day compressive strength of 3,500 PSI, a slump of 1 to 4 inches, and 2 to 4 percent entrained
- 15. Reinforcing bars shall conform to ASTM A15 and A305, with a minimum yield strength of 60 ksi.
- 16. Reinforced Concrete Pipe shall be Class III, and shall be laid with the bell end facing upstream.

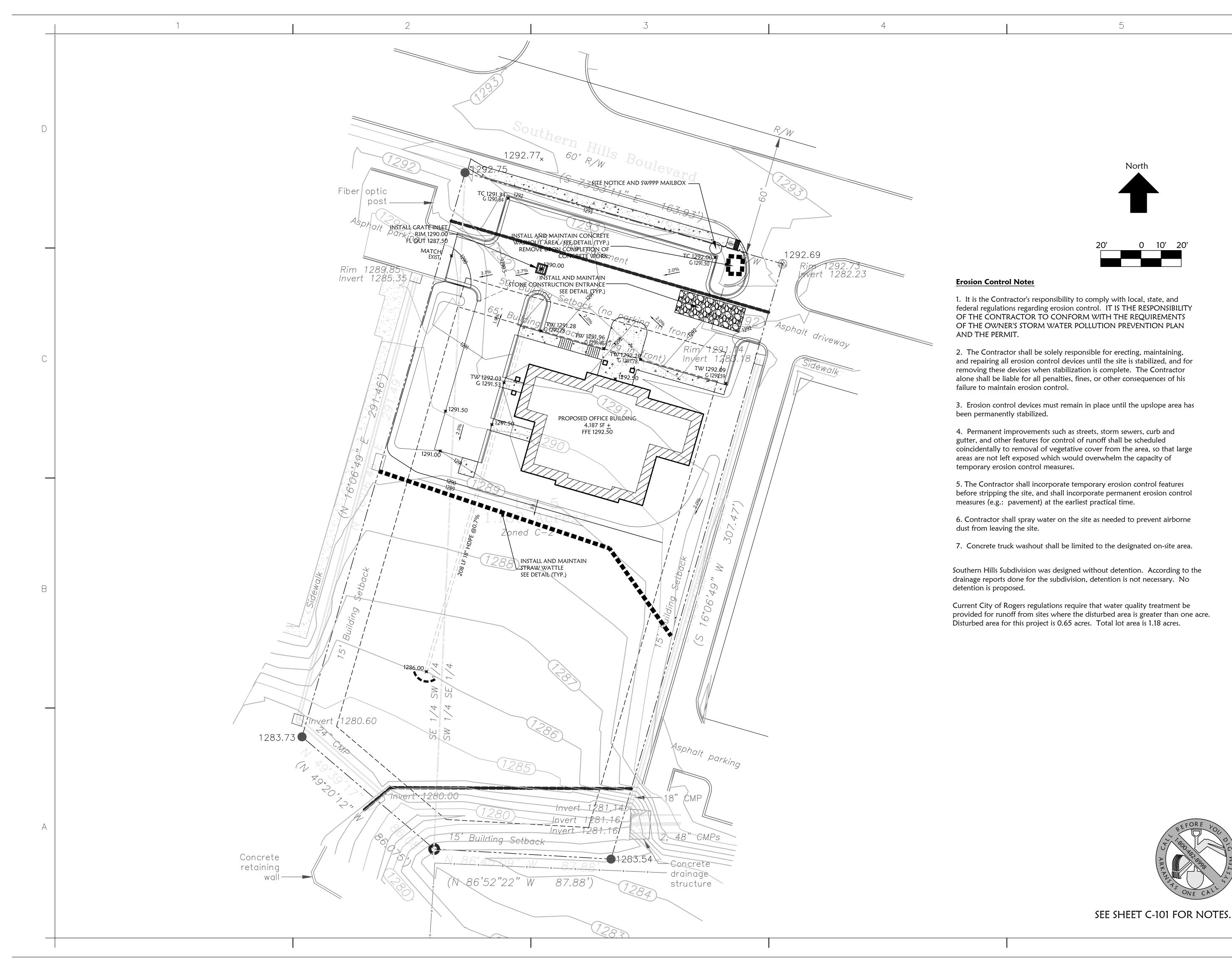


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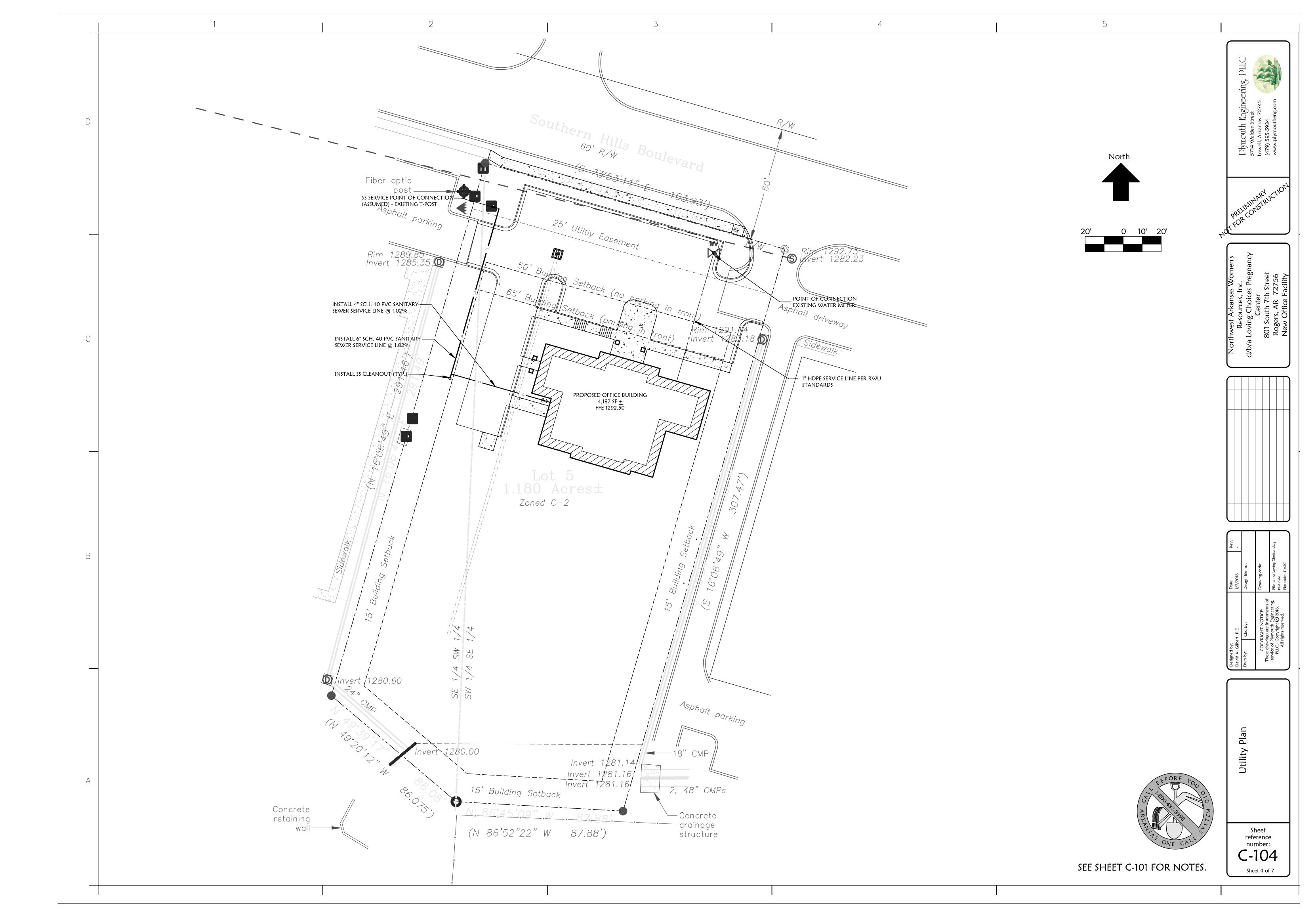
Resources, Inc.

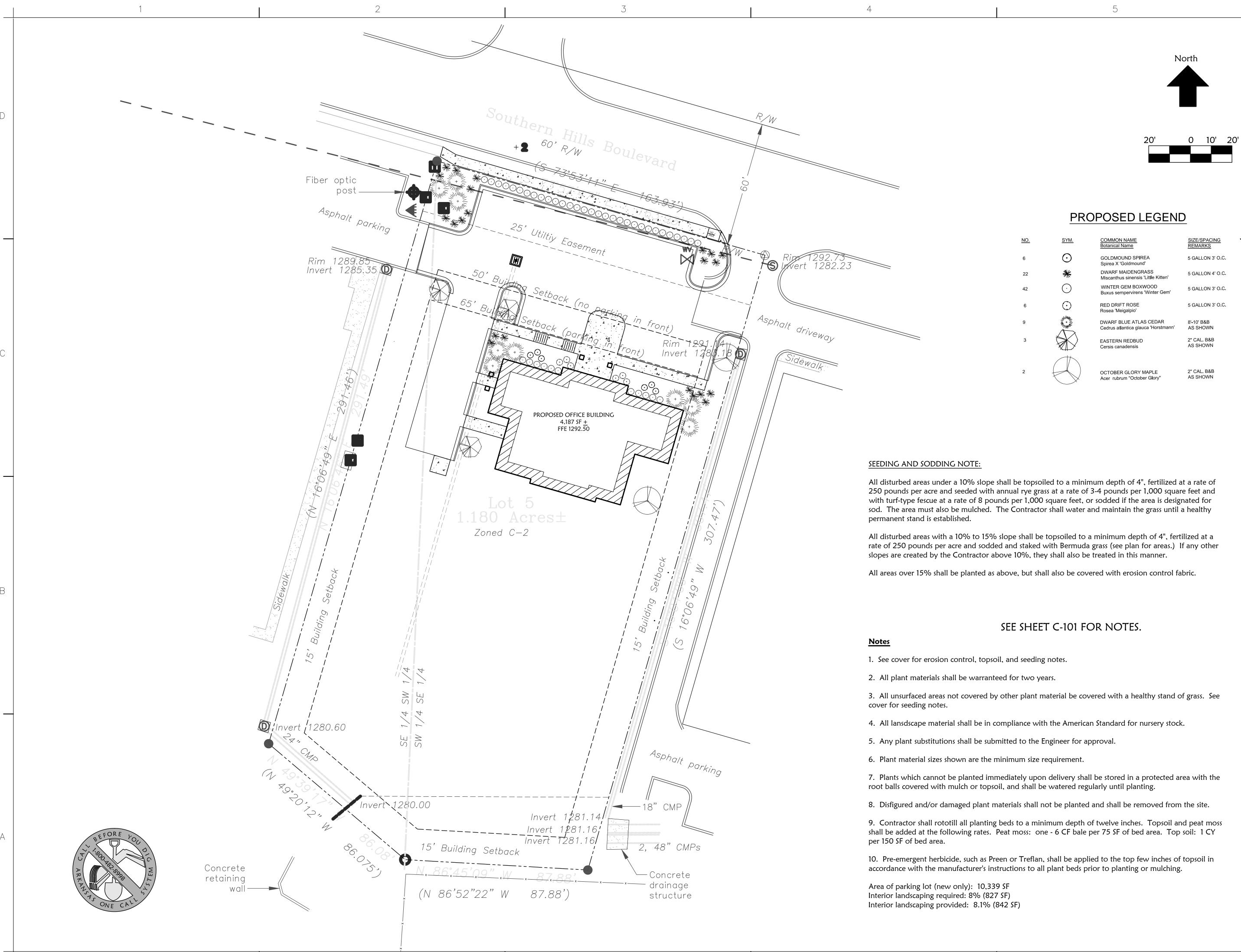
2/a Loving Choices Pregnancy
Center
801 South 7th Street
Rogers, AR 72756
New Office Facility

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Grading / Erosion Control Plan

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Sheet 3 of 7

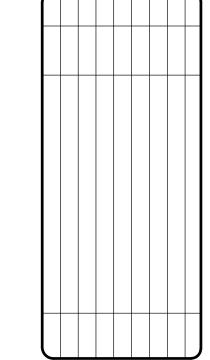




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PRELIMINARY CTION

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Landscaping Plan

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